

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of December, 1981, that the herein Petition for Variance(s) to permit a rear yard setback of eighteen feet in lieu of the required thirty feet, for the expressed purpose of constructing a dwelling, in accordance with the site plan prepared by Edwin J. Kirby and Associates, dated May, 1981, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the applicable subdivision regulations and, if required, approval by the Baltimore County Planning Board.
2. Compliance with the comments submitted by the Department of Public Works, dated October 29, 1981.
3. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

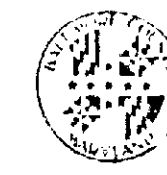
William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: September 23, 1981
FROM: Jan J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #47 - Joseph and Rose Wilder
- Item #51 - The Colonial Company
- Item #52 - Frank J. Currier, Sr.
- Item #54 - James C. and Laurel P. Strassberger
- Item #56 - Eole B. Maranto
- Item #59 - Joseph Carpentieri
- Item #60 - Walter and Brenda Leona Scott
- Item #61 - Kenneth M. Hall, Sr.

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJE/fth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310

PAUL H. RINCKE
CHIEF

October 9, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Kenneth M. Hall, Sr.

Location: NW/S Veronica Avenue 344' S/W of Oak Avenue

Item No. 61 Zoning Agenda: Meeting of September 22, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul H. Rincke* Noted and Approved: *George M. McGonigle*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/cm



BALTIMORE COUNTY
DEPARTMENT OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.
DIRECTOR

October 26, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 61 Zoning Advisory Committee Meeting, September 22, 1981 are as follows:

Property Owner: Kenneth M. Hall, Sr.
Location: NW/S Veronica Avenue 344' S/W of Oak Avenue
District: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 18' in lieu of the required 30'.

Acres: 7,861 Sq. ft.
District: 15h

The items checked below are applicable:

XA. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.

XS. A building permit shall be required before beginning construction.

XC. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

SPECIAL NOTE: XS. In wood frame construction an exterior wall erected within 6' 0" of an adjacent existing wall of one-half fire resistance shall be required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.

I. Comments _____

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plan Review) at 111 West Chesapeake Avenue, Towson.

Very truly yours,
Charles E. Burman
Charles E. Burman, Chief
Plan Review

CEB/rjg

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: 9/22/81

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: Sept. 22, 1981

RE: Item No: 58, 59, 60, 61, 62
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/hp



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

William E. Hammond
Zoning Commissioner

December 18, 1981

John W. Nowicki, Esquire
6916 North Point Road
Baltimore, Maryland 21219

RE: Petition for Variance
NW/S of Veronica Avenue, 344' SW
of Ruth (Oak) Avenue - 15th Election
District
Kenneth M. Hall, Sr. - Petitioner
NO. 82-137-A (Item No. 61)

Dear Mr. Nowicki:

I have this date passed my Order in the above referenced matter in accordance with the attached.

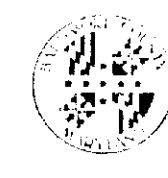
Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/erl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

MORVAN E. GERBER
DIRECTOR

December 1, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #61, Zoning Advisory Committee Meeting, September 22, 1981, are as follows:

Property Owner: Kenneth M. Hall, Sr.
Location: NW/side Veronica Avenue 344' S/W of Oak Avenue
Acres: 7,861 sq. ft.
District: 15h

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The petitioner must comply with Title 22 of the Baltimore County Code (Subdivision Regulations).

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW/rh

John W. Nowicki, Esquire
6916 North Point Road
Baltimore, Maryland 21219

November 19, 1981

NOTICE OF HEARING

RE: Petition for Variance
NW/s Veronica Ave., 344' SW of Ruth Ave.
Kenneth M. Hall, Sr. - Petitioner
Case #82-137-A

TIME: 9:45 A.M.

DATE: Tuesday, December 15, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR VARIANCE

15th DISTRICT

ZONING: Petition for Variance
 LOCATION: Northwest side of Veronica Avenue, 344 ft. Southwest of Ruth (Oak) Avenue
 DATE & TIME: Tuesday, December 15, 1981 at 9:45 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 18 feet in lieu of 30 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.3.C.1 - Minimum rear yard setback in D.R. 5.5 Zone

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Kenneth M. Hall, Sr., as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, December 15, 1981 at 9:45 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

EDWIN J. KIRBY AND ASSOCIATES
 PROFESSIONAL LAND SURVEYORS

22 NORTH COURT STREET
 WESTMINSTER, MARYLAND 21157
 (301) 848-2821
 (301) 833-7918

Zoning Description for John Hall, Veronica Avenue, District No. 15 Baltimore County, Md.
 Beginning for the same at a point on the northwestmost side of Veronica Avenue as laid out fifty feet wide and shown on the Plat of "KRAKOW" recorded among the Land Records of Baltimore County in Plat Book No. WPC 6 folio 153, said point being distant 344.0 feet measured in a southwesterly direction from the intersection of the above-mentioned side of Veronica Avenue and the southwesternmost side of Oak Avenue as shown on the above-mentioned Plat said Oak Avenue now being known as Ruth Avenue and running thence and binding on the above-mentioned side of Veronica Ave (1) South 18 degrees 17 minutes 02 seconds West 135.00 feet, thence leaving Veronica Avenue (2) North 71 degrees 59 minutes 02 seconds West 35.63 feet, thence (3) North 02 degrees 21 minutes 06 seconds East 141.23 feet, thence (4) South 71 degrees 59 minutes 02 seconds East 76.98 feet to the place of beginning, containing 7,861.69 square feet of land more or less.

Being all of Lot No. 2 and part of Lot No. 3 as shown on the Plat of "KRAKOW" recorded among the Land Records of Baltimore County in Plat Book No. WPC 6 folio 153.

August 6, 1981

Edwin J. Kirby, Jr. RS 9481

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
 Zoning Commissioner
 Norman E. Gerber, Director
 Office of Planning and Zoning
 FROM: Petition No. 82-137-A Item 61
 SUBJECT: Petition for Variance
 Northwest side of Veronica Avenue, 344 ft. Southwest of Ruth (Oak) Avenue
 Petitioner: Kenneth M. Hall, Sr.

Fifteenth District

HEARING: Tuesday, December 15, 1981 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
 Office of Planning and Zoning

NEG:JGH:ob



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

December 3, 1981

John W. Nowicki, Esquire
 6516 North Point Road
 Baltimore, Maryland 21211

RE: Petition for Variance
 NW/4 Veronica Ave., 344' SW of Ruth Ave.
 Kenneth M. Hall, Sr. - Petitioner
 Case #82-137-A

Dear Mr. Nowicki:

This is to advise you that \$68.75 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
 Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 102670

DATE 12/15/81 ACCOUNT 01-662

AMOUNT \$68.75

RECEIVED John D. Hall

FOR Posting & Advertising of Case #82-137-A
 (Kenneth M. Hall)

VALIDATION OR SIGNATURE OF CASHIER

The Times

Middle River, Md., 12-16-81

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 19 successive weeks before the 15th day of December, 1981.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12-16-81

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 1981, of 19 successive weeks before the 15th day of December, 1981, the first publication appearing on the 26th day of November, 1981.

THE JEFFERSONIAN,
 Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received this 15th day of September, 1981.
 Filing Fee \$ 25.00 Received: Check

Ca. h
 Other

William E. Hammond, Zoning Commissioner

d by

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f the Petition for assignment of a

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: DT										
Previous case: None										
Revised Plans: Change in outline or description										
Map #										

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 15 Date of Posting: 12/23/81
 Posted for: Kenneth M. Hall, Sr.
 Petitioner: Kenneth M. Hall, Sr.
 Location of property: NW/4 Veronica Ave., 344' SW of Ruth Ave.
 Location of Signs: facing Veronica Ave.
 Remarks: Being the property of Kenneth M. Hall, Sr., as shown on plat plan filed with the Zoning Department.
 Posted by: [Signature] Date of return: 1/4/82

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 102621

DATE 11/16/81 ACCOUNT 01-662

AMOUNT \$25.00

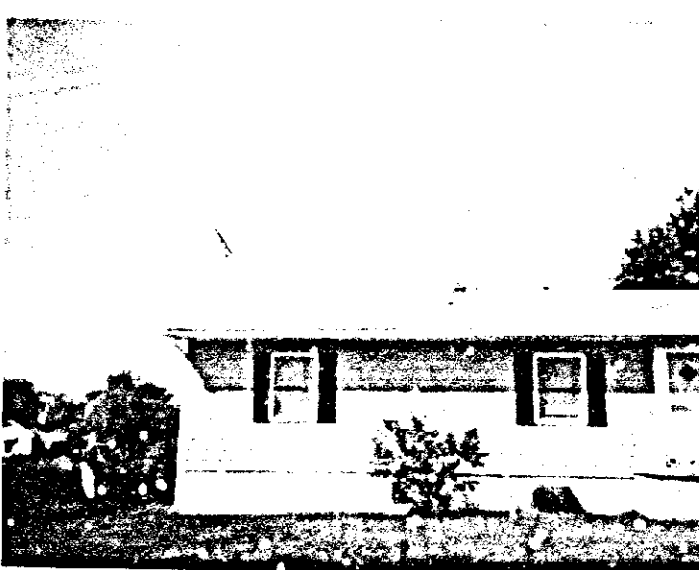
RECEIVED Edwin J. Kirby, Jr.

FOR Filing Fee for Case #82-137-A (K. Hall)

DATE 12/17/81

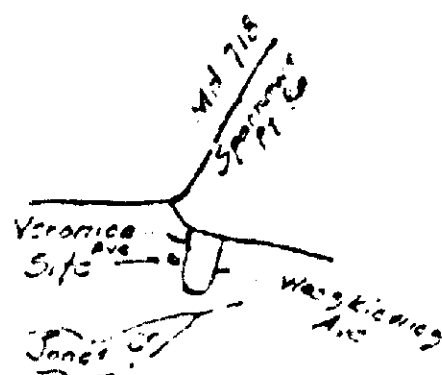
25.00

VALIDATION OR SIGNATURE OF CASHIER



PURPOSE OF THIS PLAT IS TO SHOW
THE PROPOSED HOUSE WHICH WILL
REQUIRE BALTO. C. APPROVAL FOR
LOT LINE REASSEMBLY AND REAR YARD
VARIANCE.

EXISTING ZONING = D.R. 5.5
Min. Lot 6000 sq. ft.
50 ft. frontage

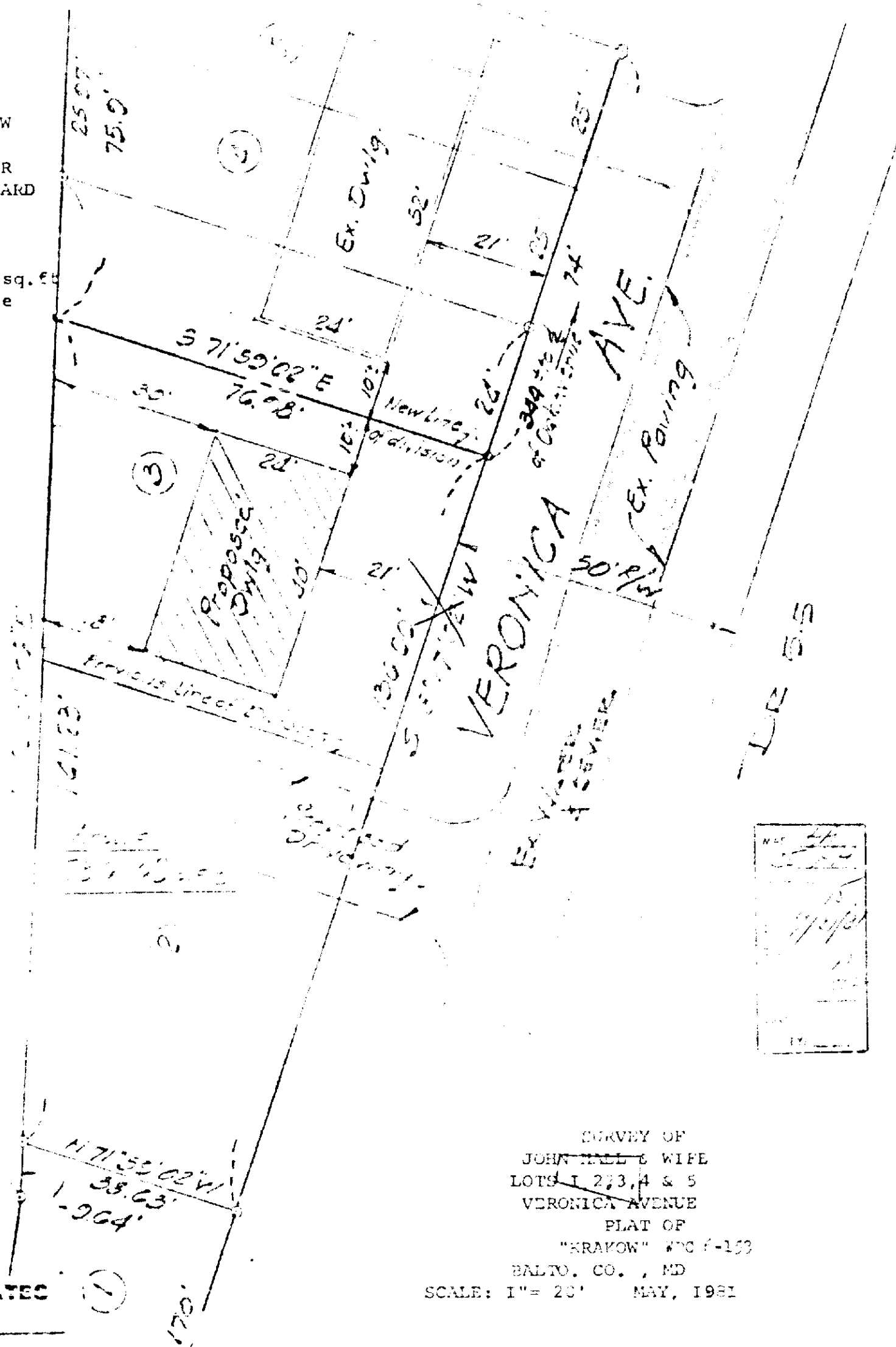


VICINITY MAP
1"=200'



EDWIN J. KIRBY AND ASSOCIATES
PROFESSIONAL LAND SURVEYORS

22 NORTH COURT STREET
WESTMINSTER, MARYLAND 21157
(301) 848-2821



SURVEY OF
JOHN HALL & WIFE
LOTS 1, 2, 3, 4 & 5
VERONICA AVENUE
PLAT OF
"KRAVOW" WDC 6-153
BALTO. CO., MD
SCALE: 1"= 20' MAY, 1981